

040.0

0007

0007.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

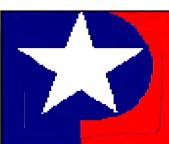
644,900 / 644,900

USE VALUE:

644,900 / 644,900

ASSESSED:

644,900 / 644,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
189		BROADWAY, ARLINGTON

Legal Description							User Acct
							27492
							GIS Ref
							GIS Ref
							Insp Date
							09/12/18

OWNERSHIP

Unit #:

Owner 1:	J&C 189 LLC
Owner 2:	
Owner 3:	
Street 1:	191 BROADWAY
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER
Owner 1: GIBBONS JOSEPH P -
Owner 2: -
Street 1: 35 LANCASTER ROAD UNIT 4A
Twn/City: HARVARD

St/Prov:	MA
Postal:	01451

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as Store with a Office Building built about 1947, having primarily Conc. Block Exterior and 1900 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5849		Sq. Ft.	Site		0	31.	2.93	CA									532,032						532,000	

Total AC/HA: 0.13427

Total SF/SM: 5849

Parcel LUC: 325

Store

Prime NB Desc COMM AVG

Total:

532,032

Spl Credit

Total: 532,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

